

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

17 Keswick Avenue,
Gatley, SK8 4LE



£335,000

No Upper Chain
Corner Plot

Beautiful Extended Kitchen/Diner

Large Living Room

Plenty Of Storage Options

A Sensory Garden Including Fruit Trees

Single Garage And Private Driveway

Situated On The Popular Lakes Estate

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

Website: www.callaghansltd.com Email: admin@callaghansltd.com

Situated on the popular Lakes estate, this two bedroomed bungalow is positioned on a corner plot featuring a beautiful extended kitchen/diner with vaulted ceiling and large living room. The rear garden is a haven for the green, fingered designed with well stocked raised beds, vegetable patches and fruit trees. There is a single garage and driveway for multiple vehicles. Located near to Gatley village where a range of amenities include shops for everyday needs, health centre, schools and rail travel from Gatley station including connections to the InterCity network.

Entrance A good sized entrance porch leading into the entrance hall which includes a cloak cupboard.

Living Room 19' 2" x 11' 5" (5.84m x 3.48m) Generous proportions, large bay window with second window to the front of the room, carpeted flooring.

Kitchen/Diner 19' 0" x 10' 6" (5.79m x 3.20m) The kitchen extension offers a lounge or study area, designated dining area, is fitted with modern gloss units including storage cabinets aplenty. The fridge/freezer, double open, ceramic electric hob and washing machine are integrated. The flooring is lino throughout, there are patio doors leading to the rear garden and there are two large windows and remote controlled Velux windows which all flood the room with natural daylight.

Bedroom One 12' 7" x 9' 8" (3.83m x 2.94m) The main bedroom is a large double including mirrored fitted wardrobes, carpeted flooring, large window and chandelier light fitting.

Bedroom two 9' 9" x 8' 6" (2.97m x 2.59m) A good sized double room, large window, overlooking the rear garden, carpeted flooring.

Bathroom 7' 1" x 5' 9" (2.16m x 1.75m) A modern fitted bathroom, complete with double shower cubicle, WC and sink vanity unit, spotlights, roof light and lino flooring.

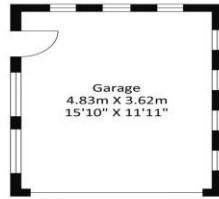
Hallway The hallway offers a storage cupboard and access to the loft which is fully insulated.

Rear Garden The rear garden has been designed with well stocked raised beds, vegetable patches and fruit trees, a raised lawned area and two designated flag stoned seating areas. There is also a shed and a green house.

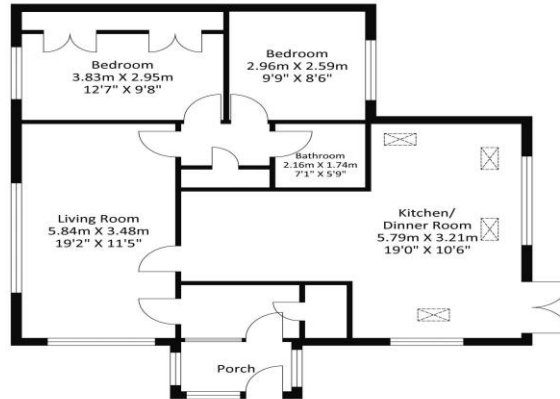
Exterior Front There is a single garage including full electrics and lighting with rear access to the garden, a private drive offering parking for up-to four vehicles and wrap around garden to the front and side of the property with an array of plants and shrubbery providing excellent curb appeal.

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

17 Keswick Avenue, Gatley, SK8 4LE



Garage
Approximate Floor Area
188.36 sq. ft
(17.50 sq.m)



Ground Floor
Approximate Floor Area
842.81 sq. ft
(78.30 sq.m)

Approximate Gross Internal Area = 95.80 sq m / 1031.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**